

REGULAR AND JOINT MEETING & PUBLIC HEARING  
OF  
JUNE 28, 1988

The meeting was called to order at 4:55 p.m.

Item 1: Roll Call

Present: Members Wolfsheimer, Roberts, Pratt, Henderson, McCarty,  
Filner and Acting Vice Chair Struiksma.  
Excused: Vice Chair McColl and Chair O'Connor.  
Secretary: Jack Fishkin

Item 3: In the matter of the proposed Disposition and Development Agreement  
(DDA) between the Agency and Nexus Centre, resolutions:

- a) Certifying review of information in the environmental impact reports, and the Negative Declaration, including a Secondary Study;
- b) Approving the sale of certain property to Nexus Centre/Gaslamp Quarter, and approving the DDA pertaining thereto; and
- c) Approving the Basic Concept/Schematic Drawings, subject to certain conditions.

As there were no requests to speak on this matter, the Public Hearing was closed.

Motion by Roberts to adopt the resolutions.  
Second by Pratt.  
Vote: 7-0

ADOPTED AS RESOLUTIONS NO. 1606, 1607 and 1608

Item 4: In the matter of the proposed DDA between the Agency and HSD/Horton Associates and Oliver McMillan Fourth Avenue, Ltd., resolutions:

- a) Certifying review of information in the environmental impact reports and the Secondary Study;
- b) Approving the lease and sale of certain property, and approving the DDA for the project; and
- c) Approving the Basic Concept and Schematic Drawings, subject to certain conditions.

Mr. Oliver commented on this proposed project and responded to Agency Members' questions. Cindy Castleman, legal counsel for the Hahn Co., also spoke. The Public Hearing was then closed.

Motion by McCarty to adopt the resolutions.  
Second by Roberts.  
Vote: 6-1 (Wolfsheimer voting nay)

Item 4: (continued)

ADOPTED AS RESOLUTIONS NO. 1609, 1610 and 1611

Item 5: Resolution approving the Form of the Resolution of Issuance and other documents relating to the sale of Horton Plaza Redevelopment Project Tax Allocation Refunding Bonds, Series 1988, and authorizing the distribution of the Preliminary Official Statement.

As no one requested to speak on this matter, the Public Hearing was closed.

Motion by Henderson to adopt the resolutions.

Second by Roberts.

Vote: 7-0

ADOPTED AS RESOLUTION NO. 1613

Item 2: Approval of the minutes of the June 7, 1988 meeting.

Motion by Henderson to approve the minutes.

Second by Pratt.

Vote: 7-0

Item 6: In the matter of the Participation Agreement between the Agency and 197 Partners, resolutions:

- a) Certifying review of information in the environmental impact reports and the Negative Declaration, including a Secondary Study;
- b) Approving a Participation Agreement for development of property in the Project; and
- c) Approving the Schematic Drawings with respect to the development of a single room occupancy residential hotel, subject to certain conditions.

The architect Rob Quigley commented on this project.

Motion by Henderson to adopt the resolutions.

Second by McCarty.

Vote: 7-0

ADOPTED AS RESOLUTIONS NO. 1614, 1615 and 1616

Member Henderson left the meeting.

Item 7: Resolution authorizing condemnation proceedings to acquire one ownership parcel and one partial ownership parcel for the realignment of Front Street and First Avenue. CCDC will accept \$400,000 of funds from the City of San Diego and appropriate said amounts for the purpose stated.

....continued

## Item 7: (continued)

As there were no speakers on this item, the Public Hearing was closed.

Motion by McCarty to adopt the resolution.  
Second by Filner.  
Vote: 6-0

ADOPTED AS RESOLUTION NO. 1617

Item 8: Resolution approving the Third Amendment to the Agreement for Legal Services with Kane, Ballmer and Berkman to add \$75,000 to the total compensation, for a total not to exceed \$450,000.

Motion by McCarty to adopt the resolution.  
Second by Roberts.  
Vote: 6-0

ADOPTED AS RESOLUTION NO. 1618

Item 9: Resolution amending SEDC's Fiscal Year 1988 Program Budget for the Gateway Centers East and West, and Southcrest Project.

Motion by Pratt to adopt the resolution.  
Second by Roberts.  
Vote: 6-0

ADOPTED AS RESOLUTION NO. 1619

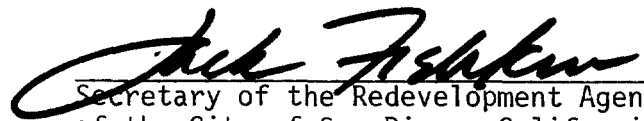
Item 10: Resolution authorizing a budget increase of \$50,000 for structural improvements to the William Heath Davis House in the Gaslamp Project.

Motion by Wolfsheimer to adopt the resolution.  
Second by Roberts.  
Vote: 6-0

ADOPTED AS RESOLUTION NO. 1620

Item 11: Public Comment - none.

The meeting was adjourned at 6:26 p.m.

  
Secretary of the Redevelopment Agency  
of the City of San Diego, California